

IN RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION - E/S Valley Glen Court, 1185' S of the c/l of Ridge Road (15 Valley Glen Court) 8th Election District 3rd Councilmanic District

• BEFORE THE
• DEPUTY ZONING COMMISSIONER
• OF BALTIMORE COUNTY
• Case No. 92-163-SPHX

Sean M. Kessler, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing to approve the occupation of a technical and artistic designer of footwear as that of a "professional" and a Petition for Special Exception to permit the use of less than 25% of the subject residential property for a professional office, all as more particularly described on Petitioner's Exhibit 1.

The Petitioners, Sean and Gwen Kessler, appeared, testified and were represented by Alvin M. Braverman, Esquire. Appearing as Protestants in the matter were Stanley Nachimson, Ronald and Susan Spikloer, and Neal M. Brown, who appeared on behalf of the Chestnut Ridge Community Association of Baltimore County, Inc.

Testimony indicated that the subject property, known as 15 Valley Glen Court, consists of 1.394 acres, zoned R.C.5, and is improved with a two-story dwelling and attached garage which has been converted into office space. The Petitioners filed the instant Petition as a result of a zoning complaint filed with the Zoning Enforcement Division of the Zoning Administration and Development Management office concerning the operation of a business out of their home. Sean Kessler testified that he operates a footwear business from his residence. Mr. Kessler testified that his business consists of the design, detailing, and artistic technical rendering of footwear.

tion of footwear. He testified that there are no products sold from his home, nor are there any commodities for sale kept at the subject location. Mr. Kessler offered many exhibits concerning the final product of his occupation. These exhibits consisted of artistic and graphic renditions of footwear, i.e., sports tennis shoes, baby shoes, infant footwear, etc. Mr. Kessler testified that these renditions of footwear are produced by way of computers that are located in his office. Mr. Kessler testified that in addition to himself, there is one other employee who works with him in the office. Petitioner's Exhibit 1 depicts the percentage of the office area of the dwelling to be 12%.

Milton Miller, who resides on the adjoining property known as 13 Valley Glen Court, appeared and testified on behalf of the Petitioners. Mr. Miller testified that he does not notice any business activity taking place at his neighbor's house. He testified that the business poses no problem to the neighborhood and is not a detriment to the community. He indicated the Petitioners' home office even offers a safety factor in that Mr. Kessler is home working and is available in the event an emergency should arise involving one of the neighbors. Mr. Miller testified that any increase in traffic is negligible and indicated that he had more traffic at his house than did Mr. Kessler.

The Petitioners also submitted as an exhibit a Petition signed by various neighbors indicating they have no objection to the Kesslers' operation of the subject business from their home. This Petition was accepted into evidence as Petitioner's Exhibit 3C and was signed by the residents of Nos. 1, 5, 7, and 13 Valley Glen Court, the residents of 4 Shady Woods Court as well as the residents of 2202 Ridge Road.

Appearing and testifying in opposition to Petitioners' request

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were Stanley Nachimson of 11 Valley Glen Court, Ron and Susan Spikloer of 3 Valley Glen Court, and Neil M. Brown on behalf of the Chestnut Ridge Community Association. The Protestants testified that they are opposed to Petitioners' request due to the increase in traffic. They testified that this area is a rural area and not appropriate for a business operation. Testimony was also presented that Mr. Kessler's occupation is not that of a professional and should therefore not be permitted.

Before deciding the issue for special exception it must first be determined whether Mr. Kessler's occupation as a technical and artistic designer of footwear, is that of a professional as that term is used in the Baltimore County Zoning Regulations (B.C.Z.R.). The B.C.Z.R., while not providing a specific definition of a professional, do provide a laundry list of occupations that are considered professional. The list contains physicians, dentists, lawyers, architects, engineers, artists, musicians, or "other professional persons." The occupation that Mr. Kessler engages in is not specifically listed as one of these types of professions. Therefore, it becomes necessary to interpret the meaning of the phrase "other professional persons." In order to interpret this phrase, it becomes necessary to apply the accepted doctrine of statutory construction, ejusdem generis.

When looking at the list of professionals given to us by the B.C.Z.R., I must decide whether Mr. Kessler's occupation is consistent with those listed. The issue of what constitutes a professional has been the subject of prior zoning decisions of this office as well as case law.

The District of Columbia Court of Appeals had an opportunity to interpret a very similar statute to our Baltimore County regulation dealing with offices or studios of professionals. In the case of Keefe Company v.

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D.C. Board of Zoning Adjustment, 409 A2d, 624 (D.C., 1979), the District of Columbia Court of Appeals held that a consulting firm and registered lobbyist was not a similar professional person within the meaning of their particular zoning regulation dealing with such professionals. In Keefe, the Zoning Administrator held that a professional must meet three criteria: 1) A professional education; 2) a code of ethics and some principles of practice through a professional organization; and, 3) a professional license.

The District of Columbia Court of Appeals also applied this three-part test in the case of Colker v. D.C. Board of Zoning Adjustment, 474 A2d, 820 (D.C., 1983). In Colker, the District of Columbia Board of Zoning Adjustment held that an accountant, financial analyst or economist was not a "similar professional person" under that jurisdiction's similar zoning regulation dealing with such professionals. The Board of Zoning Adjustment in that case found that financial analysts and economists are not subject to professional licensing nor are economists bound by a professional code of ethics.

The three-part test for a professional which was enunciated in Keefe, and applied in Colker, was also applied by the Zoning Commissioner of Baltimore County, Arnold Jablon, in the case of In the Matter of Richard A. Dalla Tezza, Case No. 85-78-X. In that case, Mr. Jablon denied the Petition for Special Exception wherein the Petitioner argued that a real estate broker was a professional within the meaning of the B.C.Z.R. dealing with offices or studios of professionals. The then Zoning Commissioner, applying the test enunciated in Keefe, determined that the course of study undergone by a real estate broker to gain his broker's license does not establish sufficient education to comply with the require-

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ments of the test enunciated and applied in the Colker case.

Applying the three-part test stated above to the particular facts of this case leads me to conclude that the occupation engaged in by Mr. Kessler is not that of a professional as that term has been interpreted by prior case law and prior hearings before the Zoning Commissioner. There was no testimony presented by the Petitioner to indicate that he possessed a professional license, was bound by a code of professional ethics, or had any type of formal professional education regarding his occupation. Mr. Kessler testified that his training and education consisted of years of experience actually performing this type of work.

After reviewing all of the testimony and evidence presented, it is the opinion of this Deputy Zoning Commissioner that the term "other professional person" does not include a technical and artistic designer of footwear. This holding is consistent with the Zoning Plans Advisory Committee comments submitted by Arnold "Pat" Keller, III, Deputy Director of the Office of Planning, dated November 7, 1991. Mr. Keller stated that Mr. Kessler's request is inconsistent with the inherent definition of what constitutes a professional person. However, Mr. Keller went on further to state that his staff feels that, by definition, the applicant's use of the property is more consistent with that of a "home occupation" which would also be a less intensive use than that of a professional office.

Given the facts that were presented to me at the hearing, I agree with the Office of Planning that the Petitioners' use of their property is consistent with that of a "home occupation". Section 101 of the B.C.Z.R. defines "home occupation" as follows:

"Any use conducted entirely within a dwelling which is incidental to the main use of the building for dwelling purposes and does not have any exterior evidence, other than a permitted sign, to indicate that the building

is being utilized for any purpose other than that of a dwelling; and in connection with which no commodity is kept for sale on the premises, not more than one person is employed on the premises other than domestic servants or members of the immediate family, and no mechanical equipment is used except such as may be used for domestic purposes. A 'Home Occupation' does not include fortune-telling."

After due consideration of the testimony and evidence presented, it appears that the occupation in which the Petitioner engages satisfies the definition of a "home occupation" and as such, is a permitted use of his residential property as a matter of right.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, a modification of the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of January, 1992 that the Petition for Special Hearing to approve the occupation of a technical and artistic designer of footwear as a "professional", be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit the use of less than 25% of the subject residential property for a professional office, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioners' use of their property satisfies the definition of a "home occupation" as that term is defined in the B.C.Z.R. and as such, is permitted as a matter of right. Therefore, the Petitioner shall be permitted to continue to operate his business from his residence subject to the following conditions and restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Any and all business activity conducted within the Petitioners' dwelling shall be restricted to the area marked "office area" on Petitioner's Exhibit 1.

3) There shall be no exterior evidence whatsoever to indicate that Petitioner is operating a business from within his dwelling. Exterior evidence shall consist of deliveries of items for business purposes via Federal Express, UPS, or other similar delivery service. Exterior evidence shall also consist of customer and/or employee traffic, excepting therefrom the one permitted employee. There shall be no exterior signs permitted on the property. Further, there shall be no exterior activity on the property that is not commonly associated with a dwelling used for residential purposes only.

4) The Petitioner is permitted to have one (1) employee, in addition to himself, working on the premises. This shall not include domestic servants or members of the Petitioner's immediate family.

5) In addition to the restrictions contained herein, the Petitioners shall comply with the definition of a "home occupation" as that term is defined in the B.C.Z.R.

6) The Petitioners shall permit a representative of the Zoning Enforcement Division of the Zoning Administration and Development Management office to inspect the interior of the subject dwelling to insure the Petitioners are in compliance with the terms and conditions of this Order.

7) The relief granted herein shall inure to the benefit of the Petitioners only and shall not be transferable to any subsequent purchaser or transferee of the subject property. Should the Petitioners sell their home, the relief granted in this Order shall expire.

8) The Petitioner has thirty (30) days from the date of this Order to take an appeal of this Decision. In the event that the Petitioner does not appeal this Decision, then by virtue of no appeal being taken, the Petitioner hereby consents and agrees to be bound by the restrictions stated above.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 15, 1992

Alvin M. Braverman, Esquire
11433 Cronridge Drive, Suite E
Owings Mills, Maryland 21117

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
E/S Valley Glen Court, 1185' S of the c/l of Ridge Road
(15 Valley Glen Court)
8th Election District - 3rd Councilmanic District
Sean M. Kessler, et ux - Petitioners
Case No. 92-163-SPHX

Dear Mr. Braverman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have been denied; however, a modification of the relief requested has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Stanley Nachimson
11 Valley Glen Court, Reisterstown, Md. 21136

Mr. & Mrs. Ronald Spikloer
3 Valley Glen Court, Reisterstown, Md. 21136

Neal M. Brown, Esquire
600 Washington Avenue, Suite 300, Towson, Md. 21204

People's Counsel
File

Petition for Special Hearing #124

92-163-SPHX
to the Zoning Commissioner of Baltimore County
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the subject occupation (technical and artistic design of footwear) as professional.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Attorney's Telephone No.:
OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER - NEXT TWO MONTHS
REVIEWED BY: DATE 9/12/91

Petition for Special Exception #124

92-163-SPHX
to the Zoning Commissioner of Baltimore County
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a residence with an accessory use as a professional office. The property is the primary residence of the professional and the office space to be utilized comprises less than 25% of the total floor space. Portion to be used is the garage.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Attorney's Telephone No.:
Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Attorney's Telephone No.:
OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING - 1/2HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER - NEXT TWO MONTHS
REVIEWED BY: DATE 9/12/91

92-163-SPHX

Zoning Description
Beginning on the east side of Valley Glen Court, 50 feet wide, at the distance of 1,185 feet south of the centerline of Ridge Road. Being known as Lot 57 of the amended plat of Green Valley North, Section One. Recorded among the Land Records of Baltimore County in Plat Book 37, Folio 22. Also containing 1.394 acres and known as 15 Valley Glen Court in the Eighth election district.

CERTIFICATE OF POSTING

92-163-SPHX
TOWSON, MARYLAND
District: 8th
Date of Posting: November 15, 1991
Posted for: Special Hearing and Special Exception
Petitioner: Sean and Owen Kessler
Location of property: 15 Valley Glen Court, 1185' S of c/l Ridge Road
Location of Sign: In front of 15 Valley Glen Court
Remarks: S. J. Grata
Posted by: S. J. Grata
Number of Signs: 2
Date of return: November 22, 1991

CERTIFICATE OF POSTING

92-163-SPHX
TOWSON, MARYLAND
District: 8th
Date of Posting: November 15, 1991
Posted for: Special Hearing and Special Exception
Petitioner: Sean and Owen Kessler
Location of property: 15 Valley Glen Court, 1185' S of Ridge Road
Location of Sign: In front of 15 Valley Glen Court
Remarks: S. J. Grata
Posted by: S. J. Grata
Number of Signs: 2
Date of return: November 22, 1991

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/24, 1991
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/24, 1991.

THE JEFFERSONIAN,

S. Zeke Orman
Publisher

\$45.53

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/24, 1991
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/24, 1991.

TOWSON TIMES,

S. Zeke Orman
Publisher

\$45.53

receipt
Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date: 11/1/91
Account: R-001-6150
Number: 119200-105
PUBLIC HEARING FEES
SPECIAL HEARING (OTHER)
LAST NAME OF OWNER: KESSLER
TOTAL: \$175.00
Please Make Check Payable To: Baltimore County
BA C010135AM10-11-91

receipt
Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date: 11/1/91
Account: R-001-6150
Number: 92-163
PUBLIC HEARING FEES
SPECIAL HEARING (OTHER)
LAST NAME OF OWNER: KESSLER
TOTAL: \$145.53
Please Make Check Payable To: Baltimore County
BA C006142M11-21-91

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
DATE: 11-1-91
847-3553
COPY
Dear Petitioner(s):
Please be advised that \$145.53 is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE LOST. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number added thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.
LAWRENCE E. SCHMIDT
Zoning Commissioner
BALTIMORE COUNTY, MARYLAND
cc: Alvin H. Braverman, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
847-3553
COPY
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
CASE NUMBER: 92-163-SPHX
15 Valley Glen Court, 1185' S of c/l Ridge Road
15 Valley Glen Court
8th Election District - 3rd Councilmanic
Petitioner(s): Sean and Owen Kessler
HEARING: WEDNESDAY, NOVEMBER 13, 1991 at 2:00 p.m.
Special hearing to approve the subject occupation (technical and artistic design of footwear) as professional.
Special Exception for a residence with an accessory use as a professional and the office space to be utilized comprises less than 25% of the total floor space. Portion to be used is the garage.
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
cc: Sean H. Kessler, et al
Alvin H. Braverman, Esq.

NOVEMBER 1, 1991

NOTICE OF POSTPONEMENT

CASE NUMBER: 92-163-SPHX
LEGAL OWNER(s): Sean and Gwen Kessler
LOCATION: 15 Valley Glen Court

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON WEDNESDAY, NOVEMBER 13, 1991, HAS BEEN POSTPONED AT THE REQUEST OF STANLEY NACHIMSON (copy of request attached).

NOTIFICATION OF THE NEW HEARING DATE WILL BE FORWARDED SHORTLY.

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Arnold Jablon
Director

cc: Sean and Gwen Kessler
Alvin M. Braverman, Esq.
Stanley Nachimson

NOTE:
Mr. & Mrs. Kessler - enclosed please find postponement stickers to be placed on the zoning notice signs. After applying the stickers, please allow the signs to remain posted until 11/14/91; they may be returned to this office any day following 11/14/91.

Thank you

NOVEMBER 13, 1991

NOTICE OF NEW HEARING DATE

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-163-SPHX
15 Valley Glen Court, 1185' S of c/1 Ridge Road
15 Valley Glen Court
8th Election District - 3rd Councilmanic
Petitioner(s): Sean and Gwen Kessler
HEARING: 10:00AM, NOVEMBER 2, 1991 at 10:00 a.m.

Special Hearing to approve the subject occupation (technical and artistic design of footwear) as professional.
Special Exception for a residence with an accessory use as a professional and the office space to be utilized comprises less than 25% of the total floor space. Portion to be used is the garage.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Sean and Gwen Kessler
Alvin M. Braverman, Esq.
Stanley Nachimson

NOVEMBER 1, 1991

Alvin M. Braverman, Esquire
11433 E. Cronridge Drive
Owings Mills, MD 21117

RE: Item No. 124, Case No. 92-163-SPHX
Petitioner: Sean M. Kessler, et ux
Petition for Special Hearing

Dear Mr. Braverman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Sean M. Kessler
15 Valley Glen Court
Reisterstown, MD 21136

Your petition has been received and accepted for filing this 12th day of September, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

Petitioner: Sean M. Kessler, et ux
Petitioner's Attorney: Alvin M. Braverman

CTCPRF 24, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: SEAN M. KESSLER
Location: #15 VALLEY GLEN COURT
Item No.: 124 Zoning Agenda: OCTOBER 22, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *H. James Dyer* Noted and Approved
Planning Group
Special Inspection Division

JP/KEK

NOV 13 92-163-SPHX

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 29, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for October 22, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 124, 167, 168, 169, 170, 173, 176, 178, 179, 180, 184, 186, 187, 188 and 189.

In addition, we have no comments at this time for Item #438 (Case No. 91-466).

For Item 166, we will have no comments until the County Review Group Meeting.

For Item 171, see our County Review Group comments dated October 10, 1991.

For Items 174 and 175, minor subdivision review comments were prepared for this site, dated October 9, 1990.

Item 181 represents a minor subdivision, which should be processed through the minor subdivision procedures.

For Item 182, no comments are necessary on density transfer.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

92-163-SPHX NOV

DATE: November 6, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 22, 1991

This office has no comments for item numbers 124, 166, 167, 168, 169, 173, 174, 175, 176, 179, 180, 181, 182, 184, 186, 187, 188 and 189.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 7, 1991

FROM: Arnold "Pat" Keller, III,
Deputy Director
Office of Planning and Zoning

SUBJECT: Kessler Property, Item No. 124

In reference to the applicant's Special Hearing to approve the subject occupation (technical and artistic design of footwear) as professional, staff offers the following comments:

This request appears to be seeking an administrative remedy to an ongoing zoning violation (See Case No. C-92-281).

The R.C.5 zone was created to provide for rural-residential development in suitable areas which lack basic services. The Master Plan indicates that development in Rural Protection Areas, in some instances, takes on a suburban rather than a rural character.

In the opinion of the Office of Planning and Zoning the applicant's request to continue the use of designing footwear as a professional person is inconsistent with the inherent definition of what constitutes a professional person, and the consistent application by the Zoning Office regarding these cases.

If this request were granted, the applicant would be permitted to use up to 25 per cent of the total floor area of the subject residence, would be allowed to employ one non-resident professional associate and two other non-resident employees. The potential intensity of such a use raises serious concerns, and staff is unable to find that this requested use would be compatible with the rural-residential character of the community of Green Valley North. The Baltimore County Zoning Regulations does, however, permit home occupations by right in the R.C.5 zone as an accessory use. While not taking a position on the appropriateness of a home occupation at this location, staff feels that by definition, the applicant's use of the property is more consistent with the definition of a home occupation which would also be a less intensive use than a professional office.

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Memorandum 11/7/91
To: Arnold Jablon
From: Arnold "Pat" Keller, III
Subj: Kessler Property, Item No. 124

Should the applicant's request be granted, staff recommends the following conditions be attached:

-the hours of operation should be restricted to between 9:00 a.m. and 5:00 p.m.

-all parking should be provided on the applicant's lot

-no signage or exterior evidence of the use should be permitted

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn

KESSLER/TXTROZ

ZONING ENFORCEMENT SECTION

TELEPHONE: 887-3316
887-3351

***** CORRECTION NOTICE FOR ALLEGED ZONING VIOLATION *****

CASE NUMBER C- 92-321 ELECTION DISTRICT: 2nd

LOCATION: 15 VALLEY GLEN CT, REISTERSTOWN, MD 21136

DEAR SEAN M. & GWEN C. KESSLER:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED:

☐ THERE WAS NO VIOLATION OBSERVED AND THE CASE WILL BE CLOSED.

☒ THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED:

AN OFFICE SUCH AS THE ONE LOCATED IN YOUR HOME IS PROHIBITED IN A RESIDENTIAL AREA EITHER REMOVE OR CEASE THIS OPERATION.

IF YOU HAVE ANY QUESTIONS PLEASE DO NOT HESITATE TO CONTACT ME AT 887-3096.

FAILURE TO COMPLY BY SEPTEMBER 13, 1991, WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

☐ COMPLIANCE HAS BEEN ATTAINED AND THE CASE WILL BE CLOSED.

INSPECTOR: Anna Thompson DATE: 8/12/91

#124

11 Valley Glen Court
Reisterstown, Maryland 21136
October 30, 1991

Mr. Arnold Jablon
Office of Zoning Administration
Room 109 County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

I am writing to request a postponement of Special Exception Hearing Case Numbers 92-163-SPH and 92-163-SPHX. The petitioners in these cases are Sean and Gwen Kessler.

I am a neighbor of the Kesslers and made the initial zoning complaint against them (Case No. C-92-281). I will have directly relevant testimony to make at the hearing regarding the activities that have occurred and are occurring at the Kesslers' residence and their direct impact upon my residence and the neighborhood. I will oppose the granting of the special exceptions based on those activities, and plan to testify at the hearing.

The hearing is scheduled for November 13. I will be out-of-state on personal business at that time and would be unable to attend. This trip has been planned for over two months. I ask that you postpone the hearing to a later date. I will be back in the area on November 15 and have no travel plans through the end of the year.

I appreciate your attention to this matter.

Your Truly,
Stanley Nachimson
Stanley Nachimson

RECEIVED
OCT 31 1991

ZONING OFFICE

DEED - FEE SIMPLE - INDIVIDUAL GRANTEE - LONG FORM

LIBER 7166 PAGE 51

92-163-SPHX

This Deed, MADE THIS 27th day of May

in the year one thousand nine hundred and eighty-six by and between

RONALD FISHKIND and MINDY FISHKIND, his wife

of Baltimore County, in the State of Maryland, parties of the first part, and

SEAN M. KESSLER and GWEN C. KESSLER his wife

of Baltimore County, in the State of Maryland, parties of the second part.

Witnesseth, That in consideration of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS

(\$175,000.00), the receipt of which is hereby acknowledged,

the said parties of the first part

do grant and convey to the said parties of the second part, as tenants by the entireties,

their assigns, and unto the survivor of them, his or her

personal representatives, heirs, assigns and assigns, in fee simple, all

that lot of ground situate in Baltimore County

and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 57, as shown on a Plat entitled "Amended

Plat of Section One, Green Valley North", which Plat is recorded among the Land Records

of Baltimore County, in Plat Book E.H.K.Jr. No. 37, folio 22. The improvements thereon

being known as 15 Valley Glen Court.

BEING the same lot of ground which by deed dated July 6, 1979, and recorded among

the Land Records of Baltimore County, in Liber E.H.K.Jr. No. 6045, folio 547, was

granted and conveyed by Steven Rosenthal and wife unto the grantors herein.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE DATE

#124

B 133****280000: 5278A

CHESTNUT RIDGE
COMMUNITY ASSOCIATION

November 27, 1991

Lawrence E. Schmidt
Zoning Commissioner
Old Court House
400 Washington Avenue
Room 113
Towson, Maryland 21204

Re: Special Exception - Sean and
Gwen Kessler
15 Valley Glen Court
Reisterstown, Maryland 21136
Case Nos.: 92-163-SPH & 92-163-SPHX

Dear Mr. Schmidt:

I am writing to you in my capacity as President of Chestnut Ridge Community Association of Baltimore County, Inc. ("Chestnut Ridge") for the purpose of opposing the above-referenced special exception request filed on behalf of Sean and Gwen Kessler. Before detailing the reasons why Chestnut Ridge opposes this special exception request, I thought it important to give you some background on our community association.

Chestnut Ridge was founded in 1926. Currently, we have 165 members and are responsible for the area included within Greenspring Valley Road, Butler Road, Park Heights Avenue and Falls Road. Our community association has been involved actively with our elected legislatures on both a local and state wide basis in an effort to ensure that our community continues to be a very desirable residential area.

With this background in mind, we have reviewed the special exception request filed by the Kesslers, talked with neighbors of the Kesslers and examined the property. First and foremost, we do not believe that the Kessler's special exception request is consistent with the Baltimore County Zoning Regulations. Please allow me to explain our position in this regard.

As you are aware, under the relevant zoning classifications, a "professional office" in the Kessler's residence may be permitted only by special exception. See Baltimore County Zoning Regulations 1A01.2B. The particular special exception at issue in this matter is 16A, which provides that the following use of property may be granted:

CHESTNUT RIDGE
COMMUNITY ASSOCIATION

November 27, 1991

Neal M. Brown, Esquire
Miles & Stockbridge
600 Washington Avenue
Suite 300
Towson, Maryland 21204

Re: Special Exception - Sean and
Gwen Kessler
15 Valley Glen Court
Reisterstown, Maryland 21136
Case Nos.: 92-163-SPH & 92-163-SPHX

Dear Mr. Brown:

On behalf of Chestnut Ridge Community Association of Baltimore, Inc., I specifically authorize you to be the representative of this community organization at the Special Exception Hearing of the Kesslers currently scheduled for December 3, 1991 at 10:00 a.m. in Baltimore County.

Very truly yours,

CHESTNUT RIDGE COMMUNITY ASSOCIATION
OF BALTIMORE COUNTY, INC.

Jerald B. Lurie, President

/clf

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
Gwen Kessler 15 Valley Glen Ct. 21136
SEAN KESSLER 15 Valley Glen Ct. 21136

PROTESTANT(S) SIGN-IN SHEET

NAME ADDRESS
Stanley Nachimson 11 Valley Glen Ct. 21136
Neal M. Brown 600 Washington Ave. - Suite 300
Towson MD 21204

SILBERMANN ASSOCIATES 1703 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234
PHONE: 661-5888

ENGINEERS PLANNERS SURVEYORS

CERTIFICATION: THIS IS TO CERTIFY THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN. THIS IS NOT A PROPERTY LINE SURVEY AND SHOULD NOT BE USED AS SUCH. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES.

Note: Additional Information was added by the Petitioner for Zoning Information and Purposes.

92-163-SPHX

Valley Glen Court

Floor area of Total Building - 3,500 sq ft
Floor area of Office - 420 sq ft
Percentage of office area - 12%

Owner: Sean and Gwen Kessler

Plot To Accompany Petition For Special Exception

Zoning - RC5

Councilmanic District 3

HOUSE LOCATION FOR #15 VALLEY GLEN COURT BALTIMORE COUNTY MARYLAND

SCALE: 1" = 50' CASE NO. 8-46-6 Election District DATE: MAY 31, 1986, 5:40 PM

LIBER BEING KNOWN AS LOT 57 BLOCK SECTION PLAT AS SHOWN ON A PLAT ENTITLED AMENDED PLAT OF "GREEN VALLEY NORTH" RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY MARYLAND IN LAT BOOK 37 FOLIO 22 PLAT NO.

Petitioner's Exhibits 017-023
Photographs in Case 92-163-SPHX



RECEIVED
NOV 28 1991
3A

Richard and Lisa Gerberg
5 Valley Glen Court
Reisterstown, Md 21136

To whom it may concern,

This is to confirm that both Richard and Lisa Gerberg are in full support of a special exception for the Kessler's of 15 Valley Glen Court to operate their business in their home office. We feel that the Kessler's conducting business from an office in their home has not created a noisy commercial atmosphere. We have not noticed an increase in commercial traffic or an increase in residential traffic in the area. We feel that the Kessler's pose no threat to the quiet residential setting in which we live.

Thank you very much,
Richard and Lisa Gerberg
Richard and Lisa Gerberg

November 27, 1991

Baltimore County Zoning Commission
111 W. Chesapeake Ave.
Towson, MD 21204

RE: Case # 92-163-SPHX

This letter is written on behalf of the Kessler's who have filed for a Special Exception.

Our property, 13 Valley Glen Ct., is located directly next to the Kessler property. We are aware of the use of their garage portion of their home as an office. We also realize that they may employ one or two individuals who work from that office.

The operation of Kessler Marketing Group has not posed any negative effect on our day to day life. There has been no significant increase of traffic due to employees or deliveries. In actuality, the existence of the business is not noticeable, except for one or two extra cars in the driveway.

We feel that if the conditions remain as they have been over the past few months, this home-office situation does not adversely effect the neighborhood.

Sincerely,
Susan and Mickey Miller, Jr.
Susan and Mickey Miller, Jr.

Baltimore County Zoning Commission
111 W. Chesapeake Ave.
Towson, MD 21204

RE: Case #92-163-SPHX

It has come to our attention that the Kessler's of 15 Valley Glen Court have petitioned the Zoning Commission for a Special Exception via a Hearing scheduled for Tuesday, December 3, 1991.

We understand that the hearing is to clarify that the Kessler's occupation: "Technical and artistic design of footwear", is a professional occupation and that they, therefore, can continue to operate their business from their home if the special exception is granted.

We further agree that the Kessler's are and will continue to be in full compliance with all Zoning laws.

As neighbors of the Kessler's, we have no objection to the granting of this special exception.

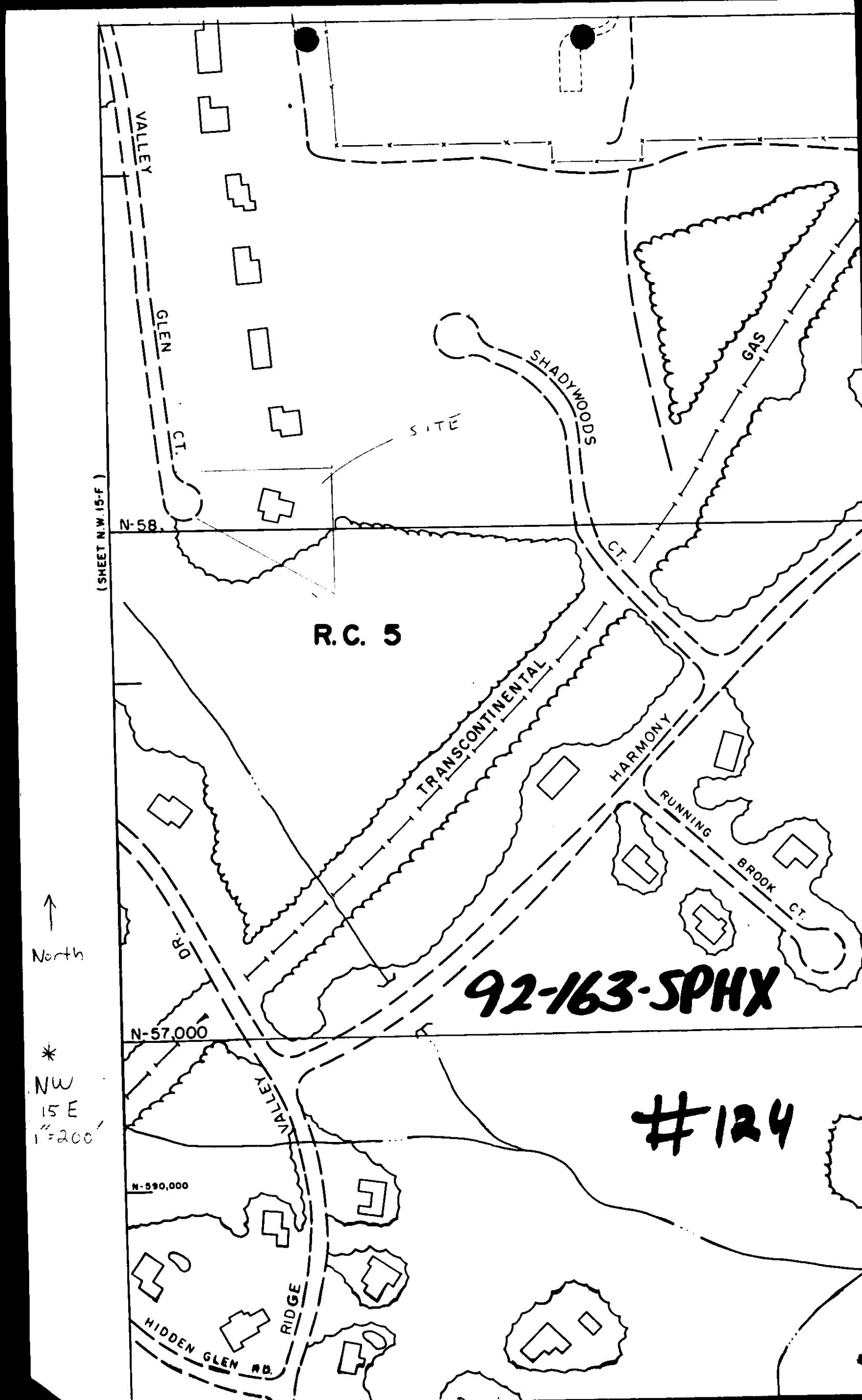
We have signed below on our own accord and were not forced in any way.

NAME	ADDRESS
Scott Frank	11111 Valley Glen Court
Lisa Gerberg	5 Valley Glen Court
John H. H. H.	4 Valley Glen Ct
William F. H. H.	9 Valley Glen Ct
Robert H. H. H.	1 Valley Glen Ct
Scott Frank	11111 Valley Glen Court

Good morning. My name is Stanley Nachman. I live at 11 Valley Glen Court, 2 houses up the block from the subject property. Thank you for the opportunity to present my remarks. I also thank you for postponing this hearing until today to allow me to be here.

I'd like to spend the next few minutes describing Valley Glen Court, then tell you the history of this situation and explain my opposition to granting the request to operate the Kessler's business at 15 Valley Glen Court.

Valley Glen Court is located in the Green Valley North area of Baltimore County. It is a one block long court, opening onto Ridge Road. There are houses on only one side of the street, 8 houses each on approximately one acre lots. On the other side of the street are woods which form a boundary to a farm. We are located in an RC5 zone. This is a very quiet block, with, up to now, only the normal residential traffic, the small volume of which is to be expected with only 8 houses on the block. I bought my land and built my house here



CURVE DATA				
NO	RADIUS	ARC	DELTA	TANGENT
1	500.00	240.00	27° 00' 00"	110.00
2	475.00	225.00	27° 00' 00"	110.00
3	600.00	250.00	28° 56' 00"	127.18
4	500.00	240.00	27° 00' 00"	110.00
5	500.00	240.00	27° 00' 00"	110.00
6	500.00	240.00	27° 00' 00"	110.00
7	1525.00	751.56	27° 26' 48"	371.87
8	1475.00	736.56	28° 40' 54"	377.07
9	1244.12	620.00	35° 54' 45"	300.01
10	844.89	420.00	41° 55' 00"	200.00
11	1100.00	550.00	33° 15' 25"	250.00
12	300.00	150.00	33° 03' 25"	75.15
13	125.00	62.50	33° 03' 25"	31.25
14	125.00	62.50	33° 03' 25"	31.25
15	50.00	25.00	33° 03' 25"	12.50
16	50.00	25.00	33° 03' 25"	12.50
17	300.00	150.00	33° 03' 25"	75.15

DENSITY CALCULATIONS

- TOTAL TRACT**
- 1. NUMBER OF LOTS ALLOWED 05
 - 2. NUMBER OF LOTS PROPOSED 70
 - 3. GROSS AREA 34.04 AC
 - 4. RESERVED FUTURE USE 28.80 AC
 - 5. ADJUSTED GROSS AREA 106.14 AC
 - 6. AREA OF STREETS, RIGHTS OF WAYS 1085 AC
 - 7. NET AREA 95.29 AC
 - 8. ALLOWABLE NET DENSITY 1 UNIT PER ACRE
 - 9. ACTUAL NET DENSITY 0.83 UNIT/AC
 - 10. ACTUAL GROSS DENSITY 0.74 UNIT/AC

SECTION 1

- 1. NUMBER OF LOTS ALLOWED 40
- 2. NUMBER OF LOTS PROPOSED 45
- 3. EXISTING ZONING OF TRACT RDP
- 4. GROSS AREA 54.44 AC
- 5. AREA OF STREETS, RIGHTS OF WAYS 5.18 AC
- 6. NET AREA 49.26 AC
- 7. ALLOWABLE NET DENSITY 1 UNIT PER ACRE
- 8. ACTUAL NET DENSITY 0.91 UNIT/AC
- 9. ACTUAL GROSS DENSITY 0.89 UNIT/AC

SECTION 2

- 1. NUMBER OF LOTS ALLOWED 40
- 2. NUMBER OF LOTS PROPOSED 34
- 3. EXISTING ZONING OF TRACT RDP
- 4. GROSS AREA 51.70 AC
- 5. AREA OF STREETS, RIGHTS OF WAYS 5.67 AC
- 6. NET AREA 46.03 AC
- 7. ALLOWABLE NET DENSITY 1 UNIT PER ACRE
- 8. ACTUAL NET DENSITY 0.74 UNIT/AC
- 9. ACTUAL GROSS DENSITY 0.61 UNIT/AC

COORDINATES					
NO	NORTH	WEST	NO	NORTH	WEST
57	50087.28	30114.55	97	58014.49	30098.50
58	50087.28	30098.50	98	58126.59	30098.50
46	50087.28	30098.50	99	58014.49	30098.50
45	50087.28	30098.50	100	58014.49	30098.50
57	50117.92	30098.50	101	58014.49	30098.50
56	50117.92	30098.50	102	58014.49	30098.50
55	50117.92	30098.50	103	58014.49	30098.50
54	50117.92	30098.50	104	58014.49	30098.50
53	50117.92	30098.50	105	58014.49	30098.50
52	50117.92	30098.50	106	58014.49	30098.50
51	50117.92	30098.50	107	58014.49	30098.50
50	50117.92	30098.50	108	58014.49	30098.50
49	50117.92	30098.50	109	58014.49	30098.50
48	50117.92	30098.50	110	58014.49	30098.50
47	50117.92	30098.50	111	58014.49	30098.50
46	50117.92	30098.50	112	58014.49	30098.50
45	50117.92	30098.50	113	58014.49	30098.50
44	50117.92	30098.50	114	58014.49	30098.50
43	50117.92	30098.50	115	58014.49	30098.50
42	50117.92	30098.50	116	58014.49	30098.50
41	50117.92	30098.50	117	58014.49	30098.50
40	50117.92	30098.50	118	58014.49	30098.50
39	50117.92	30098.50	119	58014.49	30098.50
38	50117.92	30098.50	120	58014.49	30098.50
37	50117.92	30098.50	121	58014.49	30098.50
36	50117.92	30098.50	122	58014.49	30098.50
35	50117.92	30098.50	123	58014.49	30098.50
34	50117.92	30098.50	124	58014.49	30098.50
33	50117.92	30098.50	125	58014.49	30098.50
32	50117.92	30098.50	126	58014.49	30098.50
31	50117.92	30098.50	127	58014.49	30098.50
30	50117.92	30098.50	128	58014.49	30098.50
29	50117.92	30098.50	129	58014.49	30098.50
28	50117.92	30098.50	130	58014.49	30098.50
27	50117.92	30098.50	131	58014.49	30098.50
26	50117.92	30098.50	132	58014.49	30098.50
25	50117.92	30098.50	133	58014.49	30098.50
24	50117.92	30098.50	134	58014.49	30098.50
23	50117.92	30098.50	135	58014.49	30098.50
22	50117.92	30098.50	136	58014.49	30098.50
21	50117.92	30098.50	137	58014.49	30098.50
20	50117.92	30098.50	138	58014.49	30098.50
19	50117.92	30098.50	139	58014.49	30098.50
18	50117.92	30098.50	140	58014.49	30098.50
17	50117.92	30098.50	141	58014.49	30098.50
16	50117.92	30098.50	142	58014.49	30098.50
15	50117.92	30098.50	143	58014.49	30098.50
14	50117.92	30098.50	144	58014.49	30098.50
13	50117.92	30098.50	145	58014.49	30098.50
12	50117.92	30098.50	146	58014.49	30098.50
11	50117.92	30098.50	147	58014.49	30098.50
10	50117.92	30098.50	148	58014.49	30098.50
9	50117.92	30098.50	149	58014.49	30098.50
8	50117.92	30098.50	150	58014.49	30098.50
7	50117.92	30098.50	151	58014.49	30098.50
6	50117.92	30098.50	152	58014.49	30098.50
5	50117.92	30098.50	153	58014.49	30098.50
4	50117.92	30098.50	154	58014.49	30098.50
3	50117.92	30098.50	155	58014.49	30098.50
2	50117.92	30098.50	156	58014.49	30098.50
1	50117.92	30098.50	157	58014.49	30098.50

GENERAL NOTES

- 1. ALL LOTS ARE A MINIMUM OF 40,500 SQ. FT.
- 2. ALL DWELLINGS TO HAVE 50 FT. SIDE & REAR MINIMUM SETBACK.
- 3. THERE IS A 5 FT. DRAINAGE & UTILITY EASEMENT ALONG THE REAR SIDES OF EACH LOT UNLESS OTHERWISE NOTED.

FOR PANHANDLE LOTS, FUSE COLLECTION, SNOW REMOVAL AND MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY LINE ONLY AND NOT ON THE PANHANDLE LOT RIVERWAY.

APPROVED BALTIMORE COUNTY PLANNING BOARD

DIRECTOR *William J. Brown* 9/25/73 DATE

APPROVED *Shirley M. Brown* 9/25/73 DATE

APPROVED *Shirley M. Brown* 9/25/73 DATE

APPROVED *Shirley M. Brown* 9/25/73 DATE

APPROVED *Shirley M. Brown* 9/25/73 DATE

APPROVED *Shirley M. Brown* 9/25/73 DATE

NOTE: COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED BY THE BALTIMORE COUNTY MARYLAND DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-8915 N87118.02 W81885.50
X-8916 N89682.20 W81148.01

NOTE

THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE SAME BEING EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

M.C. THOMPSON
1002/245

EHK, JR. 37 FOLIO 22
Filed for record
Date: SEP 27 1973
Test:

OWNER:
LANDMARK CONSTRUCTION INC.
6505 PIMLICO ROAD
BALTIMORE, MARYLAND 21208

OWNER'S CERTIFICATE

THE REQUIREMENTS OF SECTION 72 B, ARTICLE 13 OF THE ANNOTATED CODE OF MARYLAND (FLAG 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

BY: *Paul R. Clark*

AMMENDED PLAT OF SECTION ONE "GREEN VALLEY NORTH"

8TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

SEPTEMBER 11, 1973

92-163-SPHX

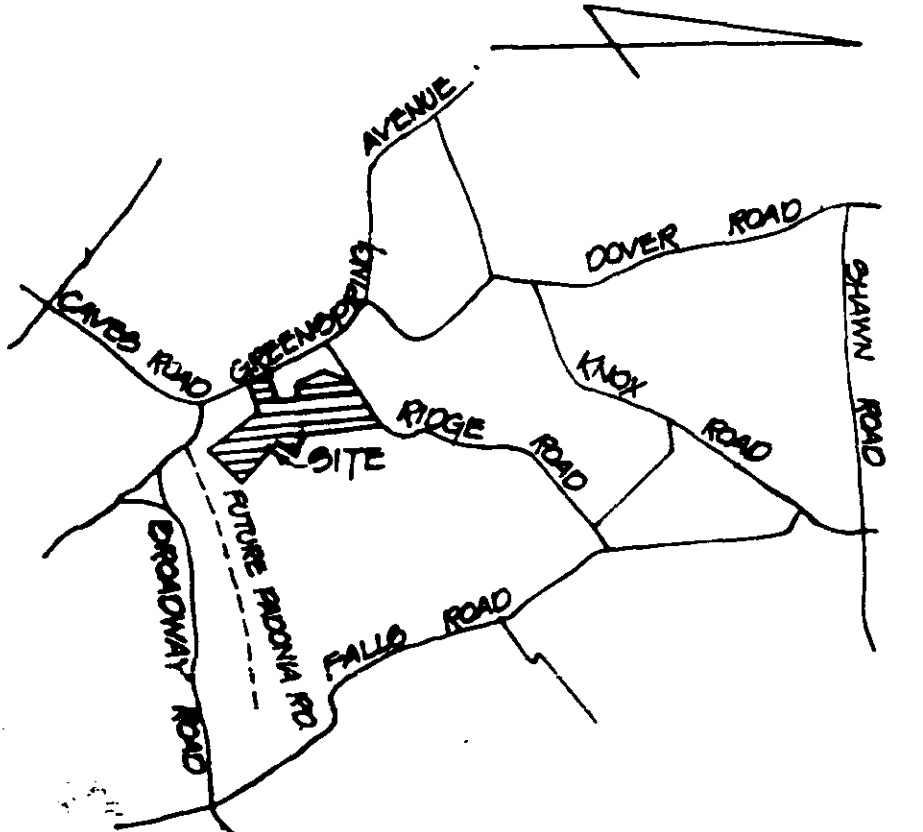
124

HUDKINS ASSOCIATES
101 SHELL BLDG.
200 E JOTTA RD
TOWSON, MD. 21204

SURVEYOR'S CERTIFICATE

I, MALCOLM HUDKINS, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAYED OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LANDS KNOWN AS HOUSE BILL 450, CHAPTER 1016 OF THE ACTS OF 1965 AND SUBSEQUENT ACTS AMENDING THERE TO.

BY: *Malcolm Hudkins*
REGISTERED SURVEYOR



VICINITY MAP
SCALE 1"=1/4 MI.